## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Peritional herein request, pursuant to a Perition for Moning Air it e, a variance from Section 421.1 of the Baltimore County Mening Regulation (B C & R.) to permit a kennel for live (5) dogs within an exiting ingle 'amily residence to be located 18 feet from the nearest property line in lieu of the minimum permitted 200 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners appeared and testified and were represented by William Hesson, Esquire. There were no Protestants.

Testimony indicated that the subject property known as 419 Fox Chapel Drive, consists of 85 acres +/-, zoned D.R.1 and is currently improved with an existing single family dwelling and accessory swimming pool. To timony indicated that the Potitioners are the owners of five (5) Shih T a dogs which they keep as pets.

Proffered testimony indicated that the Petitioners have no intention of breeding, selling or maintaining the dogs for show purposes. The uncontested testimony indicated that the subject dogs spend 90% of their time within the Petitioners' dwelling and are in the back yard for brief periods of time for exercise. There have been no accessory structures placed

in the rear yard in the nature of dog houses or pens as a result of the

The Petitioners had, prior to the hearing on this matter, entered into extensive negotiations with the Fox Chapel Community Association, Inc. regarding restrictive covenants between the Petitioners and said Association (see Petitioners' Exhibit No. 5).

Mr. John Owen, Chairman of the Board of Governors for Said Association, appeared, testified and indicated that the Association was satisfied with the agreement worked out with the Petitioners and were confident that the granting of the requested relief would, in no way, be a detriment to this community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such

PETITION FOR ZONING VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

the Nearest property live in hea of the minimum

Variance from Section 421.1 to persont A Kennel for Soleys within An

existing single home family residence to be located 18 to from

use as proposed would not be contrary to the spirit of the B.C.Z.R. and

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would not result in substantial detriment to the public good. Section 1802.1 of the B.C.Z.R. permits kennels in the D.R.1 zone as a matter of right. However, Section 421.1 of the B.C.Z.R. requires that any such kennel be located no closer than 200 ft. from the nearest property line. Clearly, although the Petitioners reside in a D.R.l zone, they possess

However, after due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

County this day of Main 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 421.1 of B.C.Z.R. to permit a kennel for five (5) dogs within an existing single family residence to be located 18 feet from the nearest property line in lieu of the minimum permitted 200 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process

insufficient acreage to meet the 200 ft. setback requirement.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore

from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners

would be required to return, and be responsible

for returning, said property to its original

2. The Petitioners shall not replace any of the

five (5) original dogs (referenced in Petition-

ers' Exhibit No. 5) currently on the property

until such time as the number of said dogs in

Petitioners' household is less than three (3).

At such time, Petitioners may maintain a maximum

of no more than three (3) dogs on the subject

3. Upon request and reasonable notice, the

Petitioner shall permit a representative of the

Zoning Enforcement Division to make an inspection

of the subject property to insure compliance with

for Baltimore County

condition.

this Order.

cc: Peoples Counsel

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See Att Ached

Baltimore County Government

Zoning Commissioner

Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

May 15, 1991

William M. Hesson, Jr., Esquire Suite 1105 Hampton Plaza 300 E. Joppa Road Towson, Maryland 21204

> RE. Petition for Zoning Variance Case No. 91-337-A Robert P. Biller, et ux, Petitioners

Dear Mr. Hesson

Enclosed please find the decision rendered in the above captioned case The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

cc: Peoples Counsel cc. Mr. and Mrs Robert P. Biller

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon tiling of this

petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I We do solemnly declare and affirm, under the penalties of perjury, that I we

Address Phone No.
Name
Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
City and State
Timovium Mid 2/043
* ** -·
419 Fox Chapel D2 301-252-
aignature
Lot I P. Biller Signature
(Type or Print Name)
Robert P. Billen
Signature
(Type or Print Name)
MRS. Robert P B. 1/e,2
Legal Owner(s):
which is the subject of this Petition.

MITA BROOM

Towson, Maryland

February 10, 1991

Baltimore County Zoning Commission

Reference: Petition for Zoning Variance - Hardship or Practical Difficulty.

We (Mr. and Mrs. Robert P, Biller of 419 Fox Chapel Drive, Timonium, Maryland), ask for a variance to the Baltimore Zoning Regulations section 421. We have five Shih Tzu pet dogs. These dogs live inside our private home, on a one acre lot which is fenced in the back yard. The pets came with us when we moved to Timonium from Massachusetts. After reading the covenants of the community which referenced Baltimore County regulations regrading the number of pets. Animal Control and zoning regulations were checked, before purchase of property. We were told it would be necessary to obtain a Kennel License and that this area is zoned such to allow for this type of permit. A license has been granted to us in response to our request for a Fancier's Permit in August (Permit 117A).

In October, a complaint was made by a member of the Community Association based upon their feeling of an infraction (after speaking to the community association, we do not understand this to be a personal complaint about the dogs). The immediate neighbors do not have a complaint against the dogs. The dogs are in the home at least 90% of the time, and they are looked after when in the back yard. The dogs and lawn area are kept

We would feel a hardship to have to part with any of the five dogs, since they are beloved pets. We do not plan to increase the number, nor to replace to maintain more than three following the original five, for which we ask for a variance. In summary, the significant factors are:

1) The dogs reside in the home, and spend little time outside. There are no pens or dog houses of any kind.

2) It is not a commercial enterprise, but a private home with 3) The immediate neighbors have not complained, and in fact

have not voiced any concern when asked directly. Please reference signed letters by immediate neighbors. 4) The five dogs are small and only total 65 pounds. 5) The dogs, home and fenced yard are kept very clean.

Thank you for your consideration in this matter.

91-337-A

ZONING DESCRIPTION

BEGINNING AT A PONTON THE S. SIDE OF FOR CHAPEL DRIVE 50 W.DE AT A DISTANCE OF 200FT'S WEST OF THE CENTERLINE OF DULANCY CALLEY RD. BEING KNOWN AND DESIGNATED as Lot No. 2, Block D, on the Plat of "FOX CHAPEL, Section 1", which is recorded among the Land Records of Baltimore County in Plat Book GLB No. 25, folio 42 (erroneously referred to as GLB No. 22, folio 45). The improvements thereon being known as No. 419 Fox Chapel Drive.

IN THE 8TH ELECTION DISTRICT. COT SIZE . 85 + AC

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Plate let	Date of Posting
I describe	
Petitioner:	1 Bridge 100 - Alleng of Ash.
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Commenced by of Soleties	26.00
Posted by	Date of return: 2/2/91

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 328.19%

Publisher

Baltimore County Government Zoning Commissioner Office of Planning and Zoning 

111 West Chesapeake Avenue Towson, MD 21204

887-3353

March 1, 1991

Case number 91-337-A
S/S Fox Chapel Drive, 200' V
of Dulaney Valley Road
419 Fox Chapel Drive
8th Election District
4th Councilmanic
Petitioner(s)
Robert P Biller, et ux
Heaning Date Thursday,
Arpil 25 1991 at 2:00 p.m.

Vertence to permit a kennel for 5 dogs within an existing single family readence to be located 18 test from the nearest property. In em lieu of the minimum permitted 200 feet.

J ROBERT HAINES
Zoning Commissioner C
Baltimore Count
TT/JEFF/3/226 Mar. 28

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-337-A S/S Fox Chapel Drive, 200' W of Dulaney Valley Road 419 Fox Chapel Drive 8th Election District - 4th Councilmanic Petitioner(s): Robert P. Biller, et ux HEARING: THURSDAY, APRIL 25, 1991 at 2:00 p.m.

Variance to permit a kennel for 5 dogs within an existing single family residence to be located 18 feet from the nearest property line in lieu of the minimum permitted 200 feet.

J ROBERT HAINES Zoning Commissioner of Baltimore County

cc Mr. & Mrs. Robert P. Biller



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-337-A
S/S Fox Chapel Drive, 200' W
of Dulaney Valley Road
419 Fox Chapel Drive
8th Election District
4th Councilmanic
Petitioner(s):
Robert P. Biller, et ux

Variance: to permit a kennel for 5 dogs within an existing single family recidence to be located 18 feet from the nearest property line in fleu of the minimum permitted 200 feet.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
TT/JEFF/3/226 Mar. 28.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive 

THE JEFFERSONIAN,

Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson Mun land 21204 Account: R-001-6150 한국자자의 10급을까지에게 이 Please Make Checks Payable To: Baltimore County 인공 (공단하다고드로) 우는 ME IT BUSINESS DAT

Baltimore County Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson Ma. chesaf 21 204

receipt

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

887-3353

Your petition has been received and accepted for filing this 27th day of February, 1991.

> J. ROBERT HAINES ZONING COMMISSIONER

Petitioner: Robert P. Biller, et ux

Petitioner's Attorney:

Baltimore County Government Zoning Commissioner

887-3353

Office of Planning and Zoning

111 West Chesapeake Avenue

Mr. & Mrs. Robert P. Biller

419 Fox Chapel Drive Timonium, Maryland 21093

Case Number: 91-337-A

419 Fox Chapel Drive

Dear Petitioner(s):

OF THE HEARING.

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

S/S Fox Chapel Drive, 200' W of Dulaney Valley Road

J. Robert Haines

Please be advised that  $\frac{109.29}{}$  is due for advertising and posting of the above

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113,

Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY

8th Election District - 4th Councilmanic

HEARING: THURSDAY, APRIL 25, 1991 at 2:00 p.m.

Petitioner(s): Robert P. Biller, et ux

Towson, MD 21204

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: March 6, 1991

J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Russell V. Pettiford, Item No. 301 Timothy D. Brown, Item No. 311 Robert P. Biller, Item No. 318

Lloyd Lee Jordan, Item No. 321 Clyde P. Jackson, Item No. 322

In reference to the Petitioners' requests, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

NCVARIED/ZAC1

iccived.

Account: R 001-6150 Number

Please Make Checks Payable To: Baltimore County

Towson, MD 2120a

111 West Chesapeake Avenue

RE: Item No. 318, Case No. 91-337-A Petitioner: Robert P. Biller, et al Petition for Zoning Variance

887-3353

Dear Mr. & Mrs. Biller:

Mr. & Mrs. Robert P. Biller

419 Fox Chapel Drive

Timonium, MD 21093

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Baltimore County Government Zoning Commissioner

Office of Planning and Zoning

April 10, 1991

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

> Chairman Zoning Plans Advisory Committee

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: March 8, 1991

Mr. J. Robert Haines Zoning Commissioner Rahee J. Famili

SUBJECT: 2.A.C. Comments

Z.A.C. MEETING DATE: February 26, 1991

The Bureau of Traffic Engineering has no comments on items number 297, 301, 311, 318, 321, and 322.

Traffic Engineer II

RJF/lvd

April 4, 1991

buttimore (ourty coming commissioner office of Planning a Lorung Towson, Nary Lune 21204

> ne: Item #318 (ase #91-337-H l'etitioner: Robert l'. viller, et ux

yentlemen:

no residents of the rox inquet community, we wish in state our opposition to the variance petition, listed above, to allow a hennet license less than the 200 feet from the nearest property line. This hearing is scheduled for 2:00 P.M. on April 25, 1491.

If passed, this would set a precedent, would not add to the value of the community and create a nuisonice.

> 413 Fox Chapet urive Lutherville, 14 21093

ZONING OFFICE

Baltimore County Government Tire Department On Past Joppa Read Sinte 201 (301) 188 (185) Towson, MD 2120 ( 5500) imare: No. 1997.

oc. Pelant Baltura Serti Continuent Cifico of Clanting and Acting Eattimose County Office Delicity Towner, 10 11164

Ed: Troperty Cuber: TullIP 1. Pollif. - £415 FCN CHAFFI DEAMI

Journe Commissioner

Wear Si

Town, Mary land 11204

us 419 Fox Chapel Dime.

Item Ho.: 318 Coming Agenda: FFFFUARY 26, 1991

Centlomen:

Fursuant to your request, the referenced preparty las been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the preparty. 7. The Fire Frevention Pureau has no connerts at this time.

PEVIEVER: Cost Joseph Hells 3:13:44 Approved of Million Topics of Special dispection Livision

Wit 19, 1991

This is in reference to Case No. 91-337-A,

he a sesident of the For Chapel development, in which

Thank you , Wenny H. Edman

2114 Starmount have

BUILTY ON SERVICE

a request to obtain a variance from youing regulations necessary to establish a bennel on the property designated

this print lies, I wish to express my apprecian to the granting of this variance. I wron the Commissioner to reject the regreet of the property owner seeking the variance and enable me to minimum the Character of

this development is a fine place in which to live.

JK/BEE

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for February 26, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 297, 301, 311, 318, 321, and 322.

For Item 319 the previous County Review Group Comments are still applicable.

> ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s

June 4, 1991

Mr. J. Robert Haines Zoning Commissioner for Baltimore County 401 Bosley Avenue Baltimore, Md. 21204

Dear Mr. Haines:

This letter is in reference to your "Findings of Fact and Conclusions of Law" on Case No. 91-337-A.

An error has been made in your summary sent to me by Councilman Douglas Riley on page #2 that I feel must be corrected.

In the second paragraph, you list "Mr. John Owen" as Chairman of the Board of Governors for the Fox Chapel Association. This is to inform you that it is Mr. Roger Antaya who is Chairman of the Board of Governors of the Fox Chapel Association. Mr. John Owen has been deceased since January 30th, 1990.

As a past president of the association, I was very opposed to the granting of this variance, but as a good resident, I was willing to abide by a Board decision of the Fox Chapel Board of Governors. Should the Billers fail to comply with the agreement between the Board of Governors and themselves, I will be the first to object to this decision and will appeal. Please remove any reference to the name Mr. John Owen from this record and insert the name of Mr. Roger Antaya, president of the Fox Chapel Asso. and Chairman of the Board since September, 1990.

(Mrs. John K. Owen)

Copy to: Mr. Douglas Riley, Councilman Peoples Council Mr. Roger Antaya

April 3, 1991

BALTIMORE COUNTY ZOWING COMMISSIONER OFFICE OF PLANNING AND ZONING TUWSON, MARYLAND 21204

Gentlemer:

ATTENTION: Mr. J. Robert Haines, Zoning Commissioner RE: Case #C-91-597 Mr. Keven R. Connor, Zoning Inspector 91-337-A

The scheduled hearing for variance to permit a kennel at 419 Fox (hapel Drive on April 25 poses several problems for our community and several questions regarding procedures. I am hoping that you will be able to supply answers to some of my questions either prior to, or at, the scheduled hearing.

It is my assumption that a Fancier's licence and/or a Kennel license must comply with Zoning Regulations (in this case variance from the required 200'). Upon my visit to room 101 in the County Office Building, I was informed that the Petitioner, Robert P. Biller had been granted a license in June of 1990 which was effective until June of 1991. I asked to see the approved application but was denied that opportunity by the clerk in that office. I was also informed by this office that the scheduled hearing was just a matter of information for interested persons and that the variance had already been granted.

> Question: If the Billers, in fact, already have a license, why was it granted without the required variance? Was the required variance, in fact, granted to the Billers in order for them to have the license granted them by the Room 101 office?

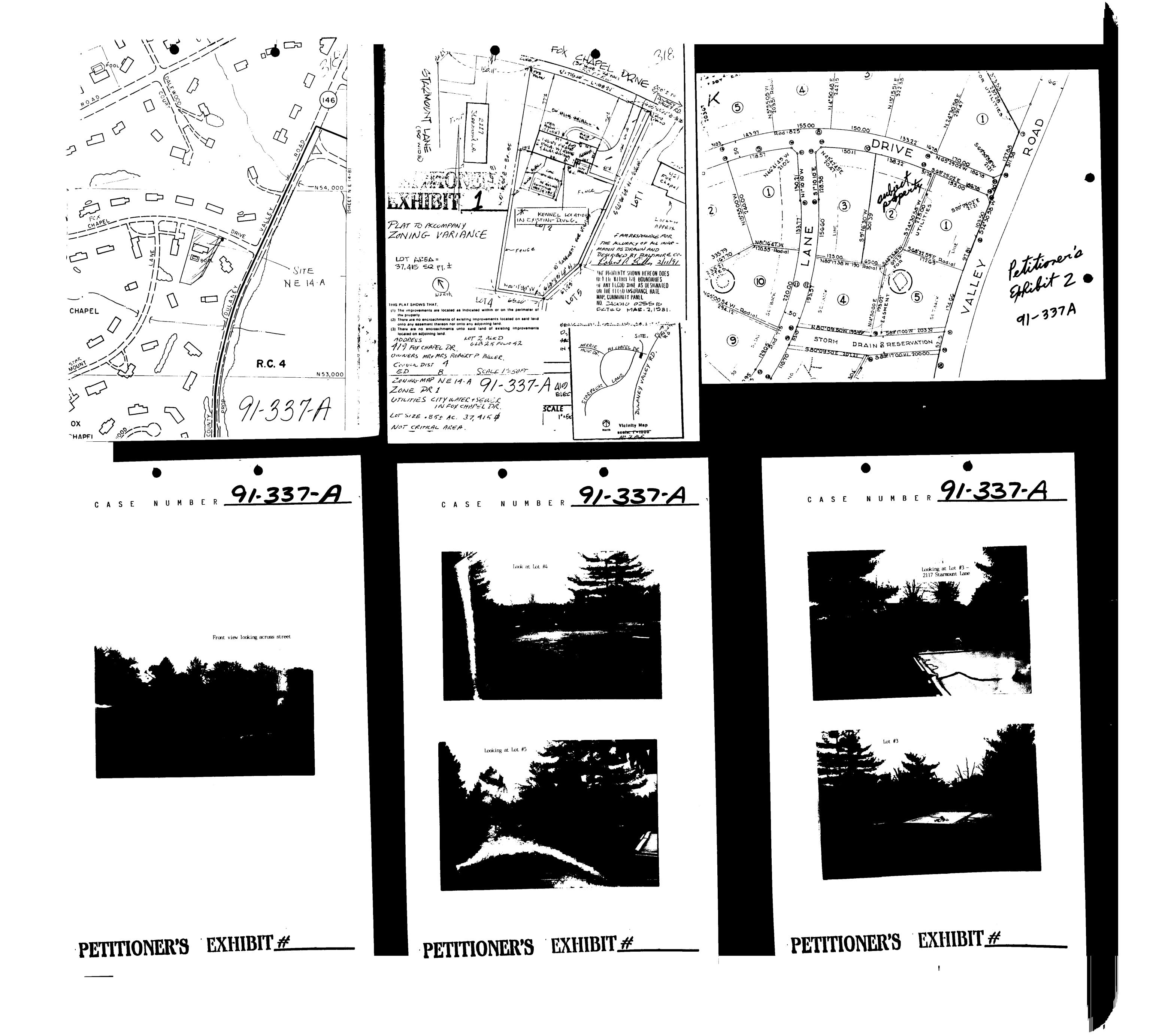
The Billers have solicited support for their request by personal appeals, door to door, throughout the neighborhood, stating they have already been cleared with the county and that they have been granted a Fancier's license. Their impassioned appeal has gained much support on their behalf, however; there is a question of whether their appeal to neighbors is based on fact.

As a past president of the Fox Chapel Association, Inc. having served two times as president and a total of 12 years on the Board of Governors, I am deeply concerned that the granting of this variance will set a precedent in our community as well as neighboring communities. We have no guarantee that, should the variance be granted, that the number of dogs will be kept to five. Once the license is granted legally, what limits are there on the number of dogs that could be housed in this location? The covenants of the Fox Chapel Association, Inc. are on file in the Records Office of the County. These covenants empower our Board of Governors with the absolute restrictions (Paragraph B) of controlling the number of pets which in their opinion are obnoxious to health, peace and quiet. County regulations support us in this effort by the zoning required in Dr 1 for the number of dogs in excess of three.

DRINE CLEADIV	PETITIONER(S) SIGN-IN SHEET	

EASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET		
Smiles Ortol  Jue Devichson  John Franchson  Pohnt Billing  Johns Dilling  Johns	2110 Dulaney alley Wo 418 fot Obrail Dr.  2117 Stamount Land  419 Jy Chapel Dr.  210'3 Stamount Lord  210'3 Stamount Lord  210'3 Stamount Lord  308 Menulturt Lord 3/093  2105 Lydong July vd. 210'33	

ZUMMG WHILE



CASE NUMBER 91-337-A









91-3374

PETITIONER(S) EXHIBIT (6) 41-337A

PETTIONER'S

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT has been entered into on the 23rd day of April, 1991, by and between ROBERT BILLER and DONNA BILLER, His Wife (hereinafter the "Billers") and THE FOX CHAPEL ASSOCIATION, INC., a Maryland Corporation (hereinafter the "Association).

## RECITALS

WHEREAS, The Billers are the owners of and have resided at 419 Fox Chapel Drive in Timonium, Maryland, which is also known as Lot 2, Block D of Plat of Fox Chapel Subdivision, said Plat being recorded in the Land Records of Baltimore County at G.L.B. No. 25, Folio 42. The Billers' deed to said property is recorded amongst the Land Records of Baltimore County at Liber S.M. No. 8331, Folio 601. Said property is zoned D.R.1; and

WHEREAS, The Billers have erected a wooden fence around the perimeter of their property; and

WHEREAS, The Billers are the owners of five Shih Tzu dogs which reside with the Billers at 419 Fox Chapel Drive; and

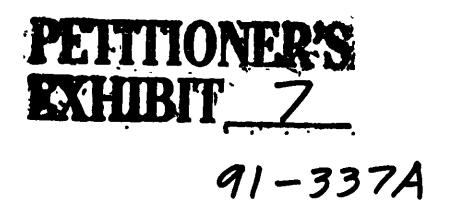
WHEREAS, The Billers have a Baltimore County Fancier's License for the keeping of said dogs, it being the requirement that the keeping of more than three (3) dogs in one household such as the Billers' five (5) dogs requires said license and permit; and

91-337A

January 29, 1991 Baltimore County Zoning Commission Towson, Maryland Dear Sirs; This letter is to acknowledge my awareness that my neighbors. Mr. & Mrs. Robert Biller of 419 Fox Chapel Drive, Timonium, Md. have five Shih Tzu dogs in their home. I wish to acknowledge that this situation does not disturb me and I see no reason why they should not be allowed to maintain these

pets in their home.

Sincerely,



of 2 and more parties